

Andrew Ross Tenant House I
1208 30th Street, N.W.
Washington (Georgetown)
District of Columbia

435
HABS No. DC-~~102~~

HABS
DC
GEO
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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

ANDREW ROSS TENANT HOUSE I

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Location: 1208 30th Street, N.W., (Georgetown), Washington, D.C. is located on the west side of 30th Street (formerly Washington) midway between M (formerly Bridge Street) and Olive Street. The house forms a pair with 1210 to the north but is separated by a narrow passageway.

Present Owner: Dorothea de Schweinitz

Present Occupant: Same

Present Use: Private Residence

Statement of Significance: This house is a good example of the early 19th century modest row type dwelling. It was erected along with 1210 30th Street and the Ross and Getty building described in HABS No. DC-113.

PART I. HISTORICAL INFORMATION:

A. Physical History:

1. Original and subsequent owners: The building is located in Square 1209 (formerly 39, lot 883, formerly 802 in Beall's Addition to Georgetown. The following references are to the Recorder of Deeds, Washington, D.C.

1787 Deed October 11, 1787, recorded October 11, 1787 in Liber C folio 668
Thomas Beall
To
Charles Magruder
Brook Magruder
Lot 18 (Montgomery Co. Land Records, Rockville, Md.)

1801 Deed June 27, 1801, recorded November 2, 1801 in Liber G folio 342
Eleanor Magruder
To
Thomas Sim Lee

1810 Deed February 17, 1810, recorded February 28, 1810 in Liber Y folio 45
Thomas Sim Lee
To
Andrew Ross
Robert Getty

Lots 18 and 19

"One equal moiety to the said Andrew Ross...and
the other undivided moiety to the said Robert
Getty..."

- 1827 Deed June 5, 1827, recorded June 14, 1827 in
Liber WB 17 folio 522
Richard Smith,
William S. Nicholls, Trustees
To
President, Directors and Co. of the Bank of the
United States
Conveys by default of payment of Andrew Ross, one
lot with a three story brick house on the northwest
corner of Bridge and Washington Street, about 21'
on the former and 50' on the latter. One other
piece of ground with the three story brick ware-
house situated on Washington Street and adjoining
the corner aforesaid fronting about 26' on the
said Street by 40' deep. Also a piece of ground
with the three story brick dwelling house thereon
erected North of and adjoining the last described
warehouse also 21' front by 40' deep.
- 1842 Deed March 30, 1842, recorded March 30, 1842 in
Liber WB 91 folio 35
Richard Smith, Trustee
William S. Nicholls
To
Oscar Alston
Consideration: \$800.00
- 1849 Deed November 22, 1843, recorded May 14, 1844 in
Liber WB 108 folio 86
Oscar Alston
To
Joseph H. Fleet
Consideration: \$800.00
- 1869 Deed July 30, 1869, recorded October 13, 1869 in
Liber D 14 folio 185
Hermione C. Fleet (guardian)
To
Charles H. Peters

Sold at a public auction November 30, 1863 for
\$1800 (Decree SCDC 1448 Doc. #9).

Deed August 21, 1869, recorded October 13, 1869 in
Liber D 14 folio 186
Charles H. Peters et ux Cora Louisa
To
Harione C. Fleet

1873 Deed May 22, 1873, recorded May 24, 1873 in
Liber 722 folio 19
H. C. Fleet
To
James Goddard

1913 Deed February 17, 1913, recorded March 21, 1913 in
Liber 3608 folio 409
Morgan R. Goddard
Frederick L. Goddard
Alice D. Goddard
Trustees and beneficiaries of James Goddard,
deceased
To
Mary W. Goddard

1925 Will of Mary W. Goddard, Will 126/503,
Devises all of her estate to Morgan R., Frederick
L., and Alice D. Goddard as joint tenants for life
with power to sell and convey with remainder over
to Maryland Agriculture College of Maryland.

Morgan R. Goddard died May 21, 1918
Alice D. Goddard died February 23, 1935

1941 Deed February 14, 1941, recorded March 1, 1941 in
Liber 7584 folio 350
Frederick L. Goddard, unmarried,
"surviving tenant for life under the will of Mary
W. Goddard, deceased, acting herein in exercise
of the power of sale and conveyance conferred upon
him by said will"
To
Irene Morley

1941 Deed February 26, 1941, recorded March 1, 1941 in
Liber 7584 folio 352
Irene Morley
To
John Lipscomb
Consideration: \$6,500.00

1942 Deed April 8, 1942, recorded April 11, 1942 in
Liber 7742 folio 52
John Lipscomb et ux Mary R.
To
Dorothea de Schweinitz

2. Date of erection: Between 1810 and 1811. The Deed of Partition, September 23, 1811, recorded November 7, 1811 in Liber AB folio 240 mentions the five houses and buildings erected by Andrew Ross.
3. Architect: Unknown
4. Original plans, construction, etc: None known
5. Alterations and additions: There is evidence of changes of many interior partitions. The present north-south wall between the kitchen and stairway was located 3' to the west under the present stairs. The northwest corner of the front section of third floor was changed when the bath was added. A new marble floor has been put in the front entry. In the rear portion of the main level the floor has been elevated 10". The back fireplace appears to have been rebuilt when this entire back portion was altered.
6. Important old views: None known

B. Historical Events Connected with the Structure:

1. Washington City directories provide the following tenant information:

1855-58	James Fleet (colored), music-teacher
1863-70	Mrs. Hermione Fleet, widow
1871-72	Genevieve Fleet, Teacher
	H. C. Fleet, widow
	James H. Fleet, teacher
1875	Mary King, widow Andrew J.
1912-23	Albert P. Hart, salesman
1924-27	Max Rosen, shoemaker (His shop was located at 3005 M Street.)
1930	Rick William
1931-37	William Williams
1939-41	Mrs. Hattie Williams
	George Halloway
1942	vacant
1943	Dorothea de Schweinitz

2. The Georgetown Assessments of 1813-1818 (National Archives Microcopy 605, Group 351, roll 9) show an assessment to Andrew Ross, July 9, 1817 for the three story brick houses on Washington Street at 10,500. The following assessment in 1818-19 (roll 11) gives an assessment for the entire group of five three story brick houses on both Washington and Bridge Streets at 22,500.
3. Miss de Schweinitz, the present owner and occupant of the house has been extremely active in the preservation of Georgetown. In 1951, along with the Honorable Robert Woods Bliss, she found Historic Georgetown Incorporated. She served as president of the corporation from 1966-1968, Secretary from 1951-67 and was a member of the board from 1951-57 and 1959-68. Miss de Schweinitz was instrumental in writing and securing passage of the Old Georgetown Act of 1950.

Prepared by Ellen J. Schwartz
Architectural Historian
Commission of Fine Arts
August, 1968

PART II. ARCHITECTURAL INFORMATION:

A. General Statement:

1. Architectural character: 1208 30th Street is a good example of a Federal house which is modest in elaboration but ample in size. Its simple, well-proportioned facade and its plain interiors--ornamented only by mantelpieces and fine furnishings--are typical of the merchant class homes of the period.
2. Condition of fabric: Both the interior and the exterior are in good to excellent condition. There has been alteration of the exterior as the facade has been marred by a recent sand-blasting and the rear elevation (west) has been repainted. The interiors have been altered significantly by the addition of a series of 20th century stud partitions.

B. Description of Exterior: (Exterior photo filed under DC-175, Andrew Ross Tenant House II.)

1. Overall dimensions: This 3 1/2 story brick row type house faces east onto 30th Street between M and Olive Streets and its south wall is approximately 105' north of the center-

line of M Street. The four bay front is 21' 6" wide and the depth is approximately 35'.

2. Foundations: Foundations at the east, west and south are of brick while that of the north is of uncoursed stone masonry. In addition, similar stone foundation walls are present at both the north and south corners of the west wall of the rear section of the basement. At the south foundation wall the chimney is supported by a pair of brick cheek walls bridged by a 3' 6" wide semicircular brick arch.
3. Wall construction: This wall bearing brick structure has the west and north elevations faced with red brick laid in common bond. The facade (east) is faced with red brick in Flemish bond.
4. Framing: 19th century roof framing for both the east and west sections of the house has 3" x 3 1/2" rafters rough hewn on one side and sawn on the other. 20th century wood tie boards and bracing has been added. 19th century framing of the first floor is with 3" x 11" joists running north-south. They are rough hewn on one side and sawn on the other face. The wood spandrel at the south wall fireplace is slotted through the north-south joists and wood pin-wedged against them.

Framing of the east section of the first floor is with 20th century joists of nominal 2" x 10" dimension. A mid-20th century 8" steel WF beam in the basement replaces an earlier wood beam in supporting the east-west wall between the dining room and the hall at the first floor. The beam is supported by three 4" pipe columns.
5. Porches, stoops, bulkheads, etc.: There is a mid-20th century wood plank steel framed balcony at the second floor north wall. It is supported by steel brackets and extends from the west wall of the main block to the rear (west) wall of the rear block. Five wood risers give access to the balcony from the rear patio.
6. Chimneys: The house has two brick chimneys; one at the center of the south wall of the east section, and one at the south end of the west wall of the kitchen (west) section. At the south wall the 3' 4" x 4' 4" is a party unit with the building to south. That at the west wall is 4' 8" x 2' 4". Both have very simple brick caps.

7. Openings:

- a. Doorways and doors: The present entry door is a 19th century 3' 2" wood six panel door with a three light transom above. It rests on a single piece sandstone threshold and is surrounded by a wood enframement of probably 19th century date. The jambs are panelled, and the door is framed by two simple flat pilasters supporting a three step architrave. The simple wood entablature is crowned by a dentil band and simple corona. A 20th century 12 light wood door at the north wall of the stair hall gives exit to the north side patio. At the second floor is a triple sash window to the balcony.

At the north side of the east section of the house, a brick semicircular arch approximately 2' 6" wide heads the opening giving access to the exterior ground level passage.

- b. Windows and shutters: The facade is fitted with 6/6 light double-hung sash windows at the third floor and 9/6 light double-hung sash windows at the first two floors. Originally the northern, and the southern-center, bay at both the second and third floors probably did not have window openings. Instead there were recesses 4" deep to receive closed shutters. At present three of these shuttered recesses are extant while that at the southern-center, second floor, has been opened in the mid-20th century. It has received a 9/6 light double-hung wood sash window. At the first floor, in addition to the east wall windows, the 3' x 5' 6" 12/12 light double-hung sash at the north wall of the rear block is probably of 19th century date.

At the second floor, windows probably of 19th century date include a 1' 10" x 5' 6" 6/4 light double-hung sash at the north end of the west wall of the main block, and a 3' x 5' 6" 12/12 light double-hung sash at the north wall of the rear section.

Third floor 19th century windows include a 6/6 light double-hung sash 2' 10" wide at the north wall of the

rear section and a 4/4 light double-hung sash at the north and of the west wall of the front section of the house.

Masonry openings at the east elevation have wood sills but have neither wood nor masonry arched lintels. Support of the brick course over the openings has not been sufficient as evidenced by sagging; thus some of the window heads have had steel lintels installed.

Shutters at the east elevation are one panel horizontal louvered shutters at the third floor and two panel horizontal louvered shutters at the first and second floors. All shutters are painted black.

8. Roof:

- a. Shape, covering: The roof over the main east section of the house is gabled with the ridge running parallel to the street. The narrower rear section has a shed roof running up from the north to the south party wall.
- b. Cornice, eaves: The facade has a simple three course cornice with the center course a sawtooth header band. Gutters and downspouts are of metal.
- c. Dormers, cupolas, towers: The one dormer at the center of the east slope of the gabled roof is sided with sheet metal, has a pedimental cornice, and is fitted with a new 6/6 light double-hung sash.

C. Description of Interior:

1. Floor plans: The basic floor plan is an "L" with a large front room on each floor separated by a north-south stairway from a narrower rear room. At present the first floor (with 8' 11" ceilings) has a front dining room, a front north side stair hall, and a rear kitchen. The kitchen and the north-south stairhall floor level is 10" above the floor level of the front section. There is no evidence to indicate that this was not the case in the 19th century.

The second floor (with 9' 4" ceilings) contains a front living room and a rear bedroom. A lavatory at the north-west corner of the rear section has been added in the mid-20th century.

The third floor (with 8' 5" ceilings) contains a front and a rear bedroom, a bathroom at the north-west corner of the front section and a bathroom at the north-west corner of the rear section. The bathrooms have been added in the mid-20th century.

2. Stairways: A 2' 4" wide half turn stairway is located at the rear section of the house at the west wall of the front section. From the first floor ascent nine 8 1/2" risers from north to south to the landing and back south to north, four risers to the second floor. The run to the third floor is nine risers to the landing and back six to the upper level.

Nineteenth century details of the main stairway include a straight wood 3/4 round railing from a 2 1/4" square wood newel at each floor to each landing and from each landing to the next floor. There are two simple 1" x 1/2" rectangular balusters per tread. There are no stringer features.

Access to the attic is by a 20th century ladder-type wood stair of nine risers. Under the main stairway, wood stairway of eleven open risers with corner winders gives access to the basement.

3. Flooring: Attic flooring is with large 19th century random width pine flooring approximately 8" to 12" wide. The three main levels have 19th century 6" to 8" random width pine flooring running east-west. The basement has a 20th century concrete floor slab. The slab under the west portion of the house is 7" higher than that under the east section.
4. Wall and ceiling finish: Walls and ceilings are of plaster, painted or wall papered.
5. Doorways and doors: 19th century wood doors to the stairway at the west wall of the main gabled section have six wood panels with splayed faces on the stair hall side and plain reverse faces.
6. Decorative features and trim: 19th century trim includes simple quarter round type 1 3/4" window trim in the front section of the house at the second and third floors. The

19th century door trim in the upper two floors is 4 1/2" wide with a raised mold edge. Corners are mitered and no plinth blocks are used. A 7" high baseboard used at all levels of the front section of the house is probably of 19th century date.

Much of the trim of the first floor dining room and of all floors of the rear section is of 20th century date. In the north side hall Greek Revival type 5" doorway trim with corner blocks and plinth blocks is probably of 19th century date but may not be original to the house.

7. Notable hardware: Hardware is of 20th century date.
8. Lighting: There is nothing of 19th century date or of special note.
9. Heating: The only major ornamental architectural features of the interiors are the three wood mantelpieces of the front block. That at the first floor is a 20th century reconstruction of a Federal type mantelpiece. The mantel is 5' 8" x 4' 8" high with a bulging architrave, a dentil band and a 6" mantel shelf.

The second floor fireplace of the main section has a brick hearth flush with the floor boards, a brick fire-back, a plastered facing, and a wood 4' 10" x 4' 10" mantelpiece. The mantel is fitted with a 7" x 5' 6" straight line shelf. The area under this shelf is divided into five panels with those at the center and the ends projecting approximately 1/2". The two intermediary blocks have single rectangular cut outs with curved corners. The London putty features of the mantel have been reconstructed in the 1940's. The narrow vertical end blocks are set with putty features in the form of an eagle standing on a bouquet. This is probably a 20th century addition. The large horizontal center block has London putty features in the form of an eagle, two draperies, and two rinceaus. This also was probably recast in the 20th century reconstruction. The fireplace is enframed by a pair of pilasters with inset 1/8 round columns, reeded and diagonally bound.

At the third floor the 19th century fireplace has both a brick hearth flush with the floor boards and a brick

fireback as in the fireplace below. The wood mantelpiece is 4' 10" x 4' 6" high with a 7" x 6' shelf. The area under the shelf is divided into five panels. The two end and the center panel project approximately 1/2". The intermediary units have single semicircular-ended rectangular cut-outs. Here also the London putty features of the mantelpiece have been reconstructed and restored in the 1940's. The large horizontal central panel has a putty crown and wheat sheaf motif surrounded by rinceaus which is probably of the 20th century date. The end vertical panels have 19th century putty features in the form of an urn with flowers.

Fireplaces in the rear section of the house at the south end of the west wall have simple wood mantelpieces. That at the second floor appears of 19th century date. It is 5' x 4' 9" high with a 7" mantel shelf. The area under the shelf is divided into five panels with the intermediary panels being vertically reeded.

D. Site:

1. General setting and orientation: This brick row type house with the building to the north forms a pair of fine Federal homes around the corner from a group of Federal commercial-residential buildings on M Street. As one comes upon Georgetown from the center of Washington, this residential-commercial ensemble marks a significant boundry of the remains of Federal Georgetown.
2. Enclosures: The north side yard and the rear yard are enclosed by approximately 7' high brick walls at the north, south, and west.
3. Outbuildings: A 20th century wood frame shed is set in the corner of the rear yard formed by the west wall of the rear block of the house and the south brick enclosing wall and has 19th century window shutters.
4. Walks: There is a passage at the north side of the house 2' 6" wide by 8' 3" high that gives access to the street from the side yard. The east facade abuts a brick paved walk extending from the facade to the curb.

5. Landscaping: A patio to the west of the rear block is paved with slate edged with brick while the yard to the north of the rear section of the house has white and black marble paving. Planting of the rear yard includes a border around the patio with a magnolia tree at the northwest corner. A dogwood tree is at the south center of the patio.

Prepared by William P. Thompson
Architect
Commission of Fine Arts
September, 1968